

T.B.M.
R.R. SPIKE IN P.P.
1' ABV. GRD.
ELEV. 888.19

PAPE TRACT
owner

DRAINAGE EASEMENT

PAPE TRACT
owner

— OVERHEAD ELECT.
LINES

PROPOSED B-3R ZONE

COMMERCIAL
TRACT

UNIT 1

DEVELOPMENT TO START MID-1985
(R-1 ZONE — SINGLE FAMILY)

UNIT 2

DEVELOPMENT TO START (MID-1986)
(R-1 ZONE — SINGLE FAMILY)

HIDDEN OAK UNIT
UNDER CONSTRUCTION
MATTHEW COMPANY

KNOLL OAKS SUB'D.

UNDER CONSTRUCTION
N. P. C.
owner

PROPERTY DATA

TOTAL LAND AREA - 64.3 Ac.

TOTAL UNITS - 271

UNITS PER ACRE - 4.3

UTILITIES:

WATER - CITY WATER BOARD
SEWER - CITY OF SAN ANTONIO

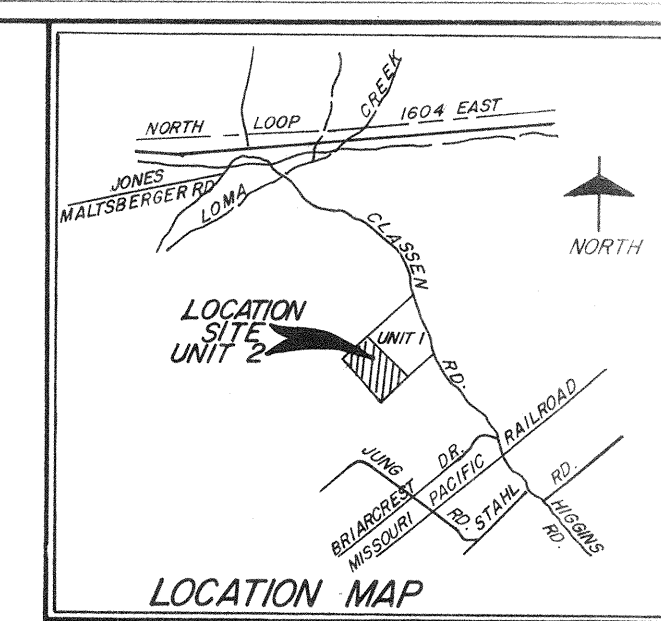
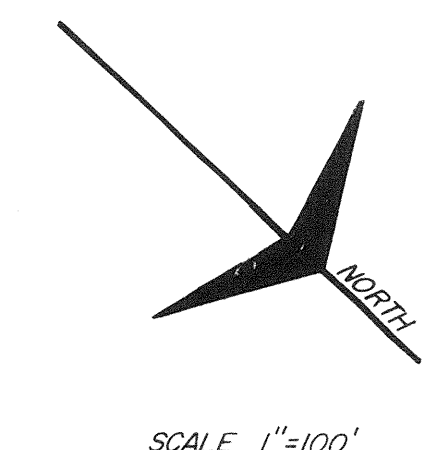
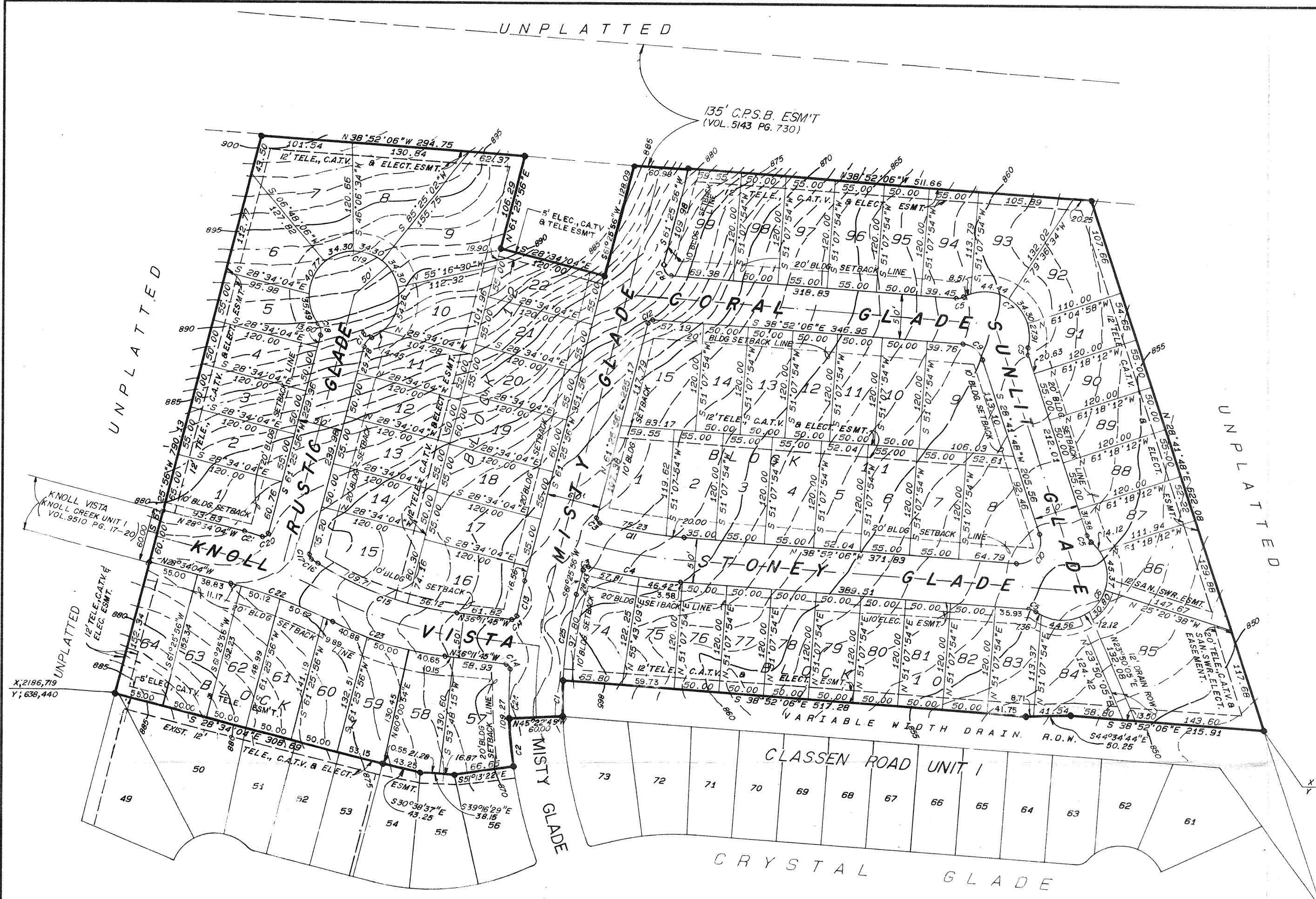
ELLISON INDUSTRIES
LAND PLANNING DEPT.
4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

CLASSEN ROAD
P.O.A.D.P.

SCALE =

DATE =

REVISION = 3-27-85



| CURVE DATA | | | | | |
|------------|------------|--------|--------|---------|--------|
| CURVE | DELTA | RADIUS | ARC | TANGENT | CHORD |
| 1 | 4°53'24" | 470.00 | 40.11 | 20.07 | 40.10 |
| 2 | 5°50'33" | 530.00 | 54.04 | 27.05 | 54.02 |
| 3 | 90°00'00" | 5.00 | 7.85 | 5.00 | 7.07 |
| 4 | 10°18'02" | 579.74 | 104.22 | 52.25 | 104.08 |
| 5 | 32°12'15" | 15.00 | 8.43 | 4.33 | 8.32 |
| 6 | 176°50'37" | 50.00 | 154.33 | 1814.77 | 99.96 |
| 7 | 131°58'24" | 50.00 | 115.17 | 112.23 | 91.35 |
| 8 | 100°18'02" | 10.00 | 17.51 | 11.98 | 15.35 |
| 9 | 67°33'54" | 25.00 | 29.48 | 16.72 | 27.80 |
| 10 | 112°26'06" | 25.00 | 49.06 | 37.37 | 41.56 |
| 11 | 10°18'02" | 529.74 | 95.24 | 47.75 | 95.11 |
| 12 | 79°41'58" | 5.00 | 6.96 | 4.17 | 6.41 |
| 13 | 4°24'49" | 530.00 | 40.83 | 20.42 | 40.82 |
| 14 | 86°47'08" | 5.00 | 7.57 | 4.73 | 6.87 |
| 15 | 25°20'14" | 375.00 | 165.83 | 84.29 | 164.48 |
| 16 | 1°45'14" | 290.28 | 8.89 | 4.44 | 8.89 |
| 17 | 74°02'41" | 5.00 | 6.46 | 3.77 | 6.02 |
| 18 | 52°01'12" | 15.00 | 13.62 | 7.32 | 13.16 |
| 19 | 284°02'25" | 50.00 | 247.87 | 39.04 | 61.54 |
| 20 | 94°06'39" | 5.00 | 8.21 | 5.37 | 7.32 |
| 21 | 4°06'39" | 290.28 | 20.83 | 10.42 | 20.82 |
| 22 | 12°28'07" | 559.72 | 121.81 | 61.14 | 121.57 |
| 23 | 20°05'48" | 375.00 | 131.53 | 66.45 | 130.86 |
| 24 | 05°58'11" | 530.00 | 55.22 | 27.64 | 55.20 |
| 25 | 16°48'45" | 470.00 | 97.80 | 69.45 | 137.41 |

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF December A.D., 19 25...

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT HERB QUIROGA IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF December A.D., 19 25...

SUBDIVISION PLAT ESTABLISHING CLASSEN ROAD UNIT 2

BEING 15.27 acres of land out of a 119.15 acre tract recorded in Volume 6025, Page 771, Deed and Plat Records of Bexar County, Texas, and being out of the M.M. Seay Survey No. 341, Abstract 911, County Block 4966, and also out of the Clemente Garcia Survey No. 395 1/2, Abstract 293, County Block 4995, Bexar County, Texas.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF CLASSEN ROAD UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D., 19...

BY: CHAIRMAN
BY: SECRETARY

POZNECKI • CAMARILLO and ASSOC., INC.
ENGINEERING SURVEYING PLANNING
1803 BASCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78228 612/348-3273

APPROVAL DATE
DIRECTOR OF PUBLIC WORKS

CERTIFICATION OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 19 DAY OF 19...

ATTESTED
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF December A.D., 19 25...

STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE.

ON THE DAY OF

A.D., 19 AT M. AND DULY RECORDED THE DAY OF

A.D., 19 AT M. IN THE RECORDS OF

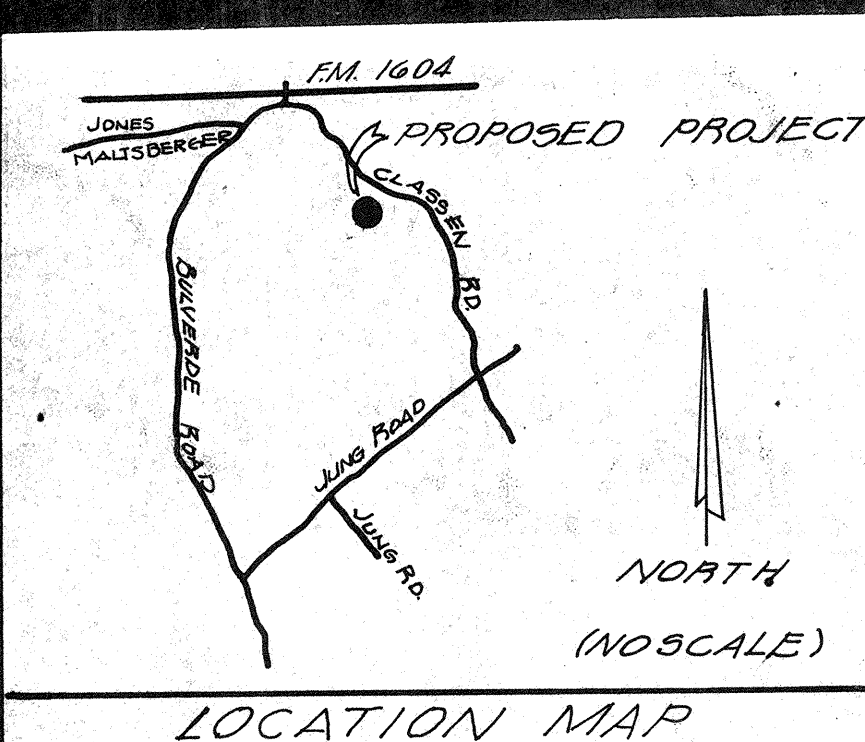
OF SAID COUNTY, IN BOOK VOLUME ON PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS

DAY OF A.D., 19

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY



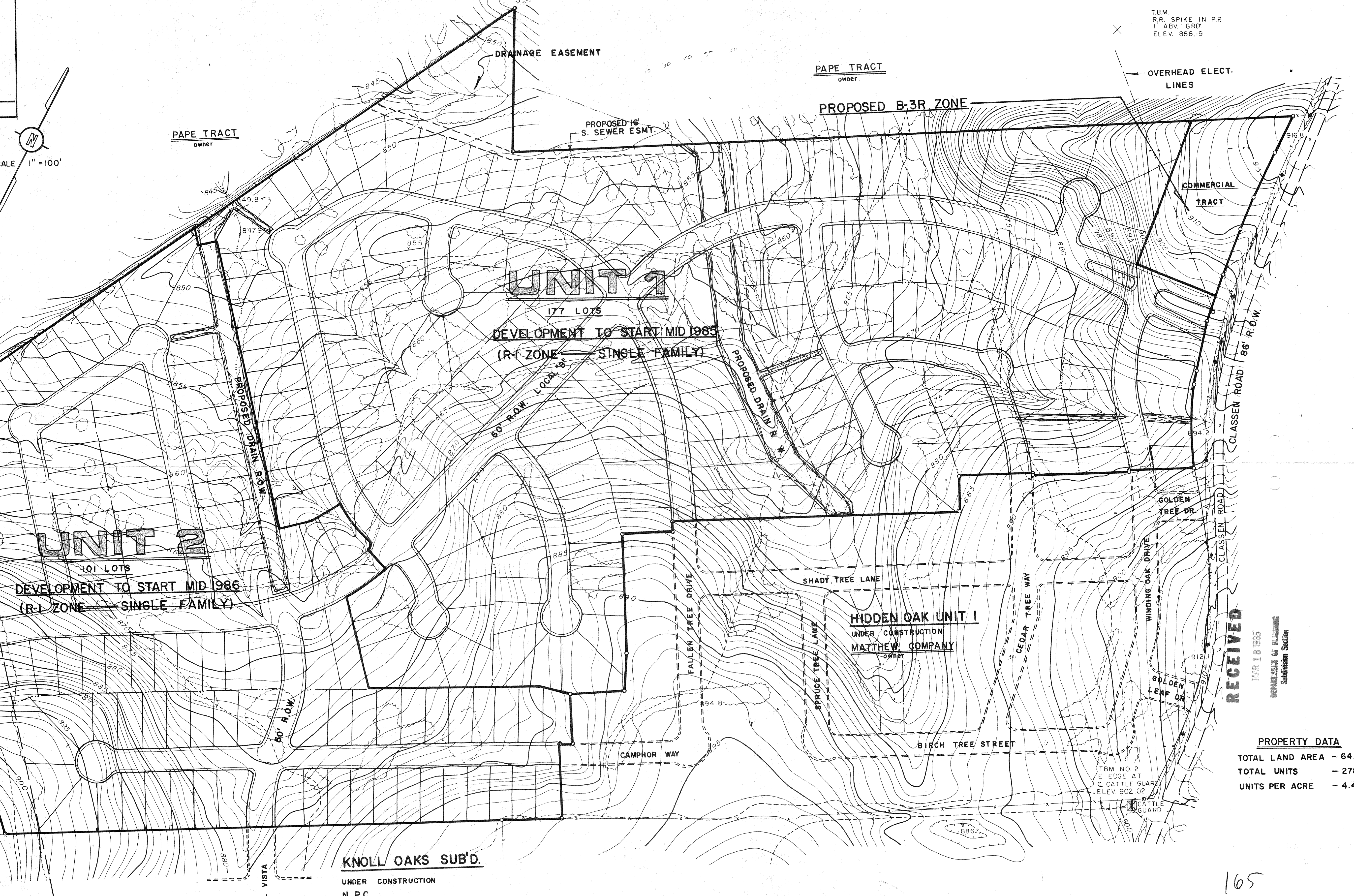
SCALE 1" = 100'

135' CPSB.
ESMT
T.B.M.
CHISELED "D"
SE. LEG TOWER
ELEV. 856.54

PAPE TRACT
owner

T.B.M.
CHISELED "D"
SE. LEG TOWER
ELEV. 904.02

UTILITIES:
WATER- CITY WATER BOARD
SEWER- CITY OF SAN ANTONIO



T.B.M.
RR SPIKE IN P.P.
ABV. GRD.
ELEV. 888.19

RECEIVED
MAR 18 1985
DEPARTMENT OF PLANNING
Subdivision Section

PROPERTY DATA

| | |
|-----------------|------------|
| TOTAL LAND AREA | - 64.3 Ac. |
| TOTAL UNITS | - 278 |
| UNITS PER ACRE | - 4.4 |

ELLISON INDUSTRIES
LAND PLANNING DEPT.

4800 FREDERICKSBURG RD. AT LOOP 410 P.O. BOX 5250 BEACON HILL STA. SAN ANTONIO, TEXAS 78201 (512) 349-1111

CLASSEN ROAD
P.O.A.D.P.

SCALE = 1" = 100' DATE = 3-4-85 REVISION =

165

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-18-63-68
(To be assigned by the Planning Dept.)

P.O.A.D.P. NAME

Ray Ellison Himes
NAME OF DEVELOPER/SUBDIVIDER

4800 Fredrickburg Rd.
ADDRESS 78201

349-1111
PHONE NO.

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

- ☐ City Water Board
☐ Other District _____
Name
☐ Water Wells

PROPOSED LAND USE

- ☐ Single Family
☐ Duplex
☐ Multi-Family
☐ Business
☐ Industrial

PROPOSED SEWER SERVICE

- ☐ City of San Antonio
☐ Other System _____
Name
☐ Septic Tank(s)

DATE FILED 3/18/85

REVISIONS FILED:
(if applicable)

DUE DATE OF RESPONSE 3/25/85
(Within 20 working days of receipt)

DATE OF RESPONSE
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STAFF ON

COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- ☒ (a) perimeter property lines;
☒ (b) name of the plan and the subdivisions;
☒ (c) scale;
☐ (d) proposed land use(s) by location and type;
☐ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
☒ (f) the proposed source and type of sewage disposal and water supply;
☒ (g) contour lines at no greater than ten (10) foot intervals;
☒ (h) projected sequence of phasing;
☐ (i) existing and/or proposed zoning classification(s);
☒ (j) known ownership and proposed development of adjacent undeveloped land; and
☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.
☐ (L) CONSTRUCTION TIME TABLE

DISTRIBUTION: TRAFFIC

TRANSPORTATION STUDY OFFICE

COMMENTS: Matthew Company of Canyon Oaks sold land to ~~Ellison~~
Ray Ellison which is now submitting new plan of Classen Rd.
POADP.



CITY OF SAN ANTONIO

P. O. BOX 9056
SAN ANTONIO, TEXAS 78285

January 16, 1986

Herbert Quiroga
Vice President
Ray Elliott Industries
P.O. Box 5250, Beacon Hill Station
San Antonio, Texas 78201

RE: Classen Road POADP
File #83-18-63-68
(Revised January 7, 1986)

Dear Mr. Quiroga:

On January 10, 1986, the POADP Committee reviewed the revised Classen Road POADP and determined not to accept the plan which establishes a future unit for approximately 100 linear feet of new street and two (2) lots.

With the future unit consisting of only two residential lots in addition to the 100' street extension within the CPSB easement, there is very little incentive for you to construct the street. The Committee sees this resulting in either of two unacceptable situations:

1. Without the extension of the Local "B" street to the limits of your property, there will be no means to require the adjacent developer to provide a street to be into the Local "B".
2. If in fact the adjacent developer should provide a stub street to the edge of his property, the city may be required to actually construct the missing 100' if it wishes to see the two sections connected.

The Committee proposes two (2) alternatives:

1. Alternative "A", that your proposed plat for Unit-2 follow the boundaries of your initial POADP plan.
2. Alternative "B" provide an elbow and extend a 60' R.O.W. to Knoll Vista Drive (see attached plan for details).

If you wish to discuss this matter further, please contact our office at 299-7900. You may, at your option, request to meet with the Committee if you have other alternatives, or appeal to the Planning Commission.

Herbert Quiroga
January 16, 1986
Page 2

It is finally noted that no plat shall be considered filed until the POADP has been reviewed by staff and acknowledged by the applicant as per Sec. 36-20(d) of the Subdivision Regulations. Therefore, the 30-day plat filing on your plat will not commence until you have acknowledged our comments.

Sincerely,

A handwritten signature in dark ink, appearing to read "MCO'Neal". The signature is fluid and cursive, with the first name "Michael" and last name "O'Neal" written in a single continuous stroke.

Michael C. O'Neal
Planning Administrator
Dept. of Planning

MCO/RR/sm
Attachment



Mike
Eddie

CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

April 12, 1985

Herbert Quiroga,
Vice President
Ray Ellison Industries
P.O. BOX 5250, Beacon Hill Station
San Antonio, Texas 78201

Re: Classen Road P.O.A.D.P.

Harline
Dear Mr. Quiroga:

Thank you for meeting with my staff and expressing your concern over the POADP Committee's comments on your proposed plan for Classen Road. The Committee has considered your request to accept the plan as submitted; however the Committee is still requesting that you upgrade the east-west connector from a local "B" to a collector street without houses fronting onto it. If you disagree with this recommendation please contact Michael C. O'Neal at 299-7900 to schedule this matter for consideration by the Planning Commission.

Your cooperation on this matter is appreciated.

Sincerely,

Roland A. Lozano
Roland A. Lozano
Director of Planning

RAL/MCO/sh



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

March 25, 1985

Applicant: Herbert Quiroga
Address: 4800 Fredericksburg Rd.
San Antonio, TX 78201

Re: Classen Road ☐ Preliminary Plan
☒ P.O.A.D.P.
File #: 83-18-63-68 Revised 10/3/83

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- () is in general compliance with the Subdivision Regulations
- (x) lacks compliance with the Subdivision Regulations regarding:
- | | |
|--|-----------------------------------|
| () Street layout | () Low density lots |
| () Relation to adjoining street system | fronting onto major thoroughfares |
| (x) Stub streets | () 24' alley(s) |
| () Street jogs or intersections | () _____ |
| () Dead-end streets | _____ |
| () Cul-de-sac streets in excess of 500' | _____ |

() See annotations/comments on attached copy of your plan.

(x) Comments: See attached

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal
Michael C. O'Neal
Planning Administrator
Dept. of Planning



RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

April 11, 1988

Mr. Roy Ramos
City of San Antonio
Planning Dept.
P. O. Box 9066
San Antonio, Texas 78285

RECEIVED
1988 APR 20 AM 9:25
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

| | File # |
|-------------------------------|-------------|
| 31 Braun Road | 86-09-61-48 |
| 8 Bandera & Guilbeau | 85-11-64-42 |
| 5 Classen Road | 83-18-63-68 |
| 5 Greenway | 85-19-53-68 |
| 5 Heritage N. W. | 83-10-58-22 |
| 4 Heritage Park | 83-09-57-82 |
| 9 Miller's Point (Camelot) | 83-21-61-02 |
| 3 Parkwood-HUNTER'S CHASE | 85-11-62-02 |
| 2 Seven Oaks (Eden) | 83-63-20 |
| 3 Sky Harbour | 83-12-54-24 |
| 62 Sunrise | 83-20-59-02 |
| 35 Tangelwood (Babcock Place) | 86-12-62-46 |
| 3 Timber Ridge | 86-11-59-04 |
| 0 Ventura | 86-21-60-26 |
| 3 Ventura S. of 78 | 85-21-59-26 |
| 15 Village West | 275 |
| 2 Vista | 83-19-64-62 |

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.


OSCAR V. DOMINGUEZ
LAND PLANNER

OD/yk



RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RAYMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

January 20, 1986

Mr. Michael C. O'Neal
Planning Administrator
City Planning Department
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78285

Re: Classen Rd. P.O.A.D.P.

Dear Mr. O'Neal:

On January 6, 1986, Ray Ellison Industries submitted to your office a revised P.O.A.D.P. for our Classen Road development. This plan was for approximately 271 Lots and was designed to be platted in three units.

At this time we wish to request that this revision to our P.O.A.D.P. be cancelled, and that our original P.O.A.D.P. submitted on March of 1985, be the plan that is used for review of this property.

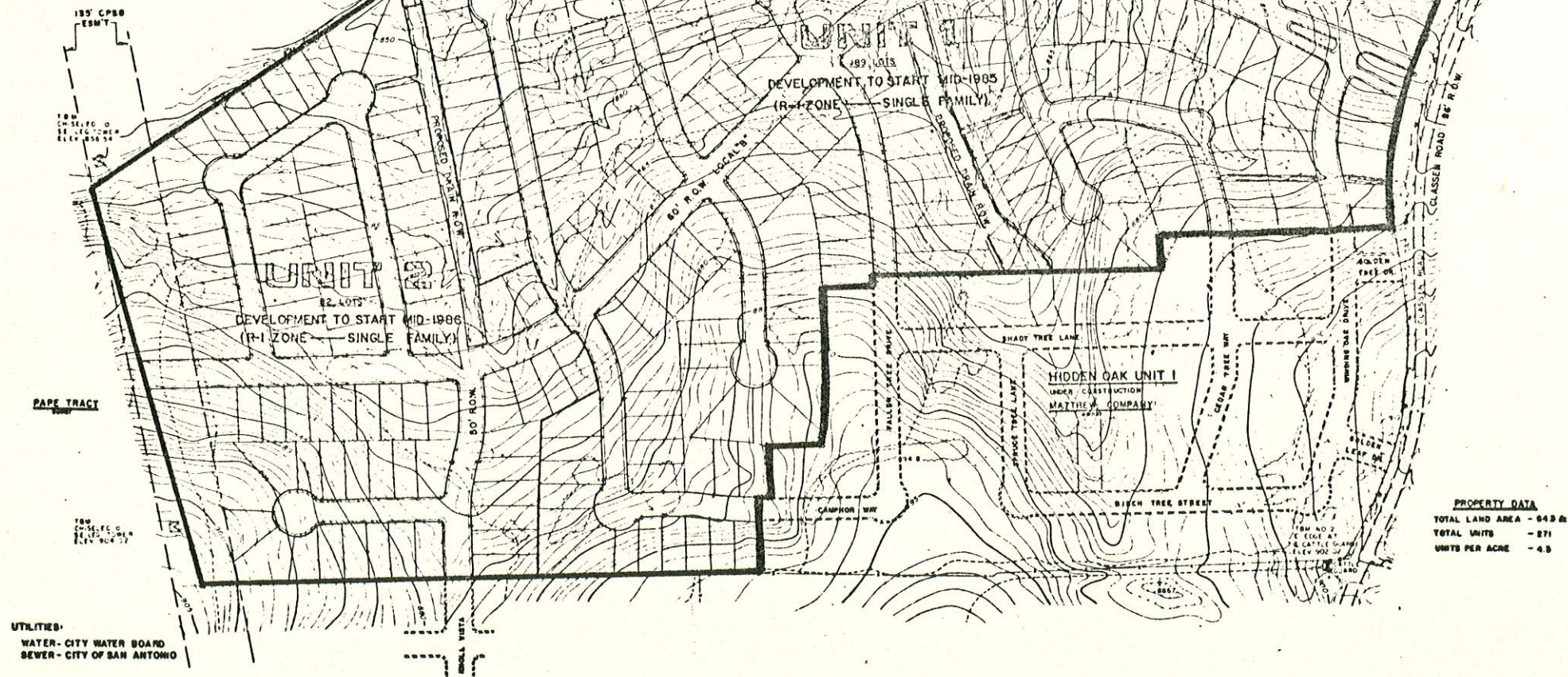
Please call me if you have any additional questions.

Sincerely,

Herb Quiroga
Vice President

HQ/ck

RECEIVED
1986 JAN 21 PM 2:15
DEPT. OF PLANNING
CURRENT PLANNING
SECTION



UTILITIES:
WATER - CITY WATER BOARD
SEWER - CITY OF SAN ANTONIO

P.O. & P.P. committee met 9-13-83
to review this plan. It was recommended
that staff review be deferred for
one week. This was to ^{find} ~~allow~~ the
Transportation Study Office ^(Ed. Greenberg) or
to take a closer look at this
plan in relation to proposed
M.T.P. amendments. Plan will
be reconsidered next week 9-20-83

9-20-83 Ed. was out on annual leave.
Therefore, his finding regarding the proposed
major thoroughfare was not available.
Conclusion was to reconsider next week
Sept. 27,

9-27-83 meeting, committee discussed two issues.

Relationship of proposed major thoroughfare
86' facility connection between Judson Rd & Wetmore.

① Two alternatives available:

- 1) along the southern boundary line of Canyon
oaks. (require construction of $\frac{1}{2}$ of R.O.W. 43')
- 2) or straight connection east of Gung Rd.

Committee consensus was to go with alternative #2.
Said alternative has no impact on Canyon Oaks.

③ 2nd issue: need for collector system
within planned development. (will require
redesign of plan).

Staff felt there was a need to discuss 2nd issue
with Engineer. Bob Schroeder (Maverick Eng), to

discuss 2nd issue (setup meeting for 9-30-83 9:30am)
9-30-83 Committee met with Bob Schroeder, and his discussion concluded
with the understanding that Bob would get together with Ed. to
discuss the following alternatives

- 1) Provision for loop collector system or a collector (east
west) through the center of the development.
- 2) He was also going to discuss the still study to the
south which will eventually provide access to
a planned thoroughfare (e.g. west connection between
C. & Judson)

10-17-83

Had meeting with Roland Michels
Tom Stafford regarding staff comments
on the Knoll Creek plan. Roland
will brief P.C. on issue of making
provisions for an 86' facility & 100' collector
with 10 res. lots fronting onto it.

As a result of the rec. on Knoll Creek
made contact with Maverick Eng.
(Campus Urban) to advise them of the
change. Advised them to coordinate
planning with M.C.P. in order to provide
single collector between both developments.

NECESSARY ACTION
FOR YOUR SIGNATURE
RETURN TO
FOR YOUR FILES

REMARKS

SIGNATURE

DATE

DATE

Bob also two
submitted to the staff
stick to the staff